CSD MODIFICATION PROCEDURE SUMMARY

	EXISTING		PROPOSED	EXISTING		PROPOSED
	R-1	R-2, R-3	All Residential	Lake Avenue	West Altadena	All C Zones
			Zones	Area	Area	
Permit Required	CUP	CSD	CSD	Minor Variation	Minor Variation	CSD
		Modification	Modification-Site			Modification-Site
			Plan Review			Plan Review
			with Notice			with Notice
Procedure	Application filed;					
	Reviewed by					
	DRP; Notice of	DRP; Notice of	DRP; Notice of	DRP including	DRP including	DRP; Notice of
	public hearing;	application	application plus	burden of proof;	burden of proof;	application plus
	Decision	circulated;	applicant's	Decision; Notice	Decision; Notice	applicant's
		Decision	statement*	of decision	of decision	statement*
			circulated;	circulated	circulated	circulated;
			Decision; Notice			Decision; Notice
			of decision			of decision
			circulated			circulated
Notification	1,000 feet	1,000 feet	300 feet radius	500 feet	N/A	300 feet plus
	radius plus	radius plus	plus Town			Town Council
	Town Council	Town Council	Council			
Approval	Hearing Officer		All required			All required
	as part of		development			development
	Hearing		standards for			standards for
			modification are			modification are
			met & 2 or less			met & 4 or less
			protests			protests
			received			received
Development	N/A	N/A	Less than three	N/A	N/A	Less than 4
Standards/Criteria			protests			protests
			received. Any			received
			additional			
			standards			
			specified for			
			fences, walls,			
			landscaping			
Denial	Hearing Officer	3 or more	If development	If 3 or more		If development

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	R-1	R-2, R-3	All Residential	Lake Avenue	West Altadena	All C Zones		
			Zones	Area	Area			
	as part of	protests	standards are	protests		standards not		
	Hearing	received	not met or 3 or	received must		met, or 5 or		
			more protests	be denied		more protests		
			are received			are received		
Counting of	Owners of	Owners of	Owners of	Owners of	Owners of	Owners of		
Protests	properties within	properties within	properties within	properties within	properties within	properties within		
	notice radius;	notice radius;	notice radius;	notice radius;	notice radius;	notice radius;		
	Town Council	Town Council	Town Council	Town Council	Town Council	Town Council		
	body counts as	body counts as	body counts as	body counts as	body counts as	body counts as		
	one protest	one protest	one protest	one protest	one protest	one protest		
Appeals	May be	Applicant may	Applicant may	Anyone may	Applicant may	Applicant may		
	appealed to	appeal to	appeal to RPC	appeal to	appeal to RPC;	appeal to RPC		
	RPC; then	Hearing Officer;	as a full CUP;	Hearing Officer;	No further	as a full CUP;		
	Board	No further	Further appeal	No further	appeal	Further appeal		
		appeal	possible to	appeal		possible to		
			Board			Board		
Fee	\$8966 (+ \$329	Without public	Initial filing:	\$1,418	Without public	Initial filing:		
	Env)	hearing; \$1,535;	\$1,535; Appeal		hearing; \$1,535;	\$1,535; Appeal		
		With public	(CUP): \$8,966		With public	(CUP): \$8,966		
		hearing: \$8,966	(+ \$329 Env)		hearing: \$8,966	(+ \$329 Env)		
Applicant's	* Applicant's statement will be responses to the same questions as existing CSD Modification/Minor Variation							
Statement	burden of proof							